

This Form 4254.DEF provides a detailed description of the “Borrower Actual” and “Normalized” fields to be completed by the Servicer on Form 4254 and Form 4254 Seniors in the Multifamily Asset Management Portal (MAMP).

“Borrower Actual” Field:

Enter values for “Borrower Actual” fields from the Borrower’s Operating Statement without normalizing. However, this figure must be annualized or adjusted for the required number of months in the operating statement period, provided at least six months of information are available. Annualization should only be done with six or more months of operating results and operating results of less than six months should not be reported. If a Mortgage Loan is assumed, the Servicer should attempt to get at least six months of operating data to allow annualization and reporting of fiscal year end information for that year. Items that are designated to be “omitted” should be omitted from both the “Borrower Actual” and “Normalized” fields.

“Normalized” Field:

For applicable fields, normalize the values from the Borrower’s Operating Statement, and annualize or adjust for the required number of months in the operating statement period, provided at least six months of information are available. Annualization should only be done with six or more months of operating results and operating results of less than six months should not be reported. If a Mortgage Loan is assumed, the Servicer should attempt to get at least six months of operating data to allow annualization and reporting of fiscal year end information for that year. Items that are designated to be “omitted” should be omitted from both the “Borrower Actual” and “Normalized” fields.

A. INCOME

1. Gross Potential Rent (GPR):

Enter the dollar amount of gross potential rental income as if all units were 100% occupied. This includes income that would have been generated from model, office, maintenance, employee, and other non-revenue units. Lease differential as well as Gain/Loss to Lease must be added/subtracted from GPR. GPR may also include rent loss insurance reimbursements. All other insurance proceeds must be excluded from GPR. For a Mortgage Loan secured by a Cooperative Property, GPR must include maintenance fees in addition to rental income from units owned by the Cooperative Organization. Rent Loss, Past Tenants Rent, and Prepaid Rent must be included in the “Borrower Actual” column but removed from the “Normalized” column.

2. Less Vacancy Loss (VAC):

Enter the dollar amount of the foregone residential income due to physical vacancy. Do not include foregone income from employees or other non-revenue producing units (such as model, office, or maintenance) in Vacancy Loss as these items must be expensed in “Payroll and Benefits” or “General and Administrative” expense. Also, do not include foregone residential income due to Rental Concessions as this income must be captured in the “Less Concessions” field.

3. Less Bad Debt (BD):

Enter the dollar amount of Bad Debt (i.e., the aggregate amount of unpaid rental income due from non-paying tenants determined to be uncollectable).



4. Less Concessions (CON):

Enter the dollar amount of forgone residential income due to rental concessions (i.e., the aggregate amount of forgone residential income resulting from incentives granted to tenants for signing a lease, such as free rent for one or more months, move-in allowance, gift cards, etc.).

NOTE: Form 4254 Seniors, rental Concessions (if applicable) may be included in Concessions or deducted from Private Pay as long as it is not double counted.

5. Laundry/Vending Income (LV):

Enter the dollar amount of laundry income, washer/dryer rental, and vending income.

6. Parking Income (PI):

Enter the dollar amount of parking and garage income.

7. Commercial Income (CI):

Enter the dollar amount of income (net of any vacancies) from commercial tenants.

8. Other Income (OI):

Enter the dollar amount of any income not reflected in the above categories.

Include in Other Income:

| | |
|---|--------------------------|
| Applications Fees | Non-Refundable Fees |
| Cable Income | Non-Sufficient Fund Fees |
| Club House Rental Income | Other Income |
| Cooperative Property Flip Fees (Flip tax) | Pet Income |
| Cooperative Property Unit Sales | Premiums |
| Forfeited Security Deposits | Reimbursements |
| Interest Reduction Payments (IRP) | Storage Income |
| Late Fees | Temporary Tenants |
| Miscellaneous Income | Utility Income |

**Omit from Other Income:**

| | |
|--|---|
| Corporate Tax and Refunds | Past Tenants Rent or Prepaid Rent (adjust from Gross Potential Rent) |
| Delinquency / Ending Delinquency | Sales Tax Collected |
| FASB 13 Straight Line Lease Income | Security Deposits Interest Income |
| Gain on Sale | Security Deposits Returned / Refunded |
| Insurance Proceeds (rent loss insurance proceeds must be included in Gross Potential Rent) | Security Deposits Collected |
| Interest Income | Straight Line Lease Income |
| Mobile Home Sales | Tax reimbursement (net from Real Estate Tax Expense only if tax reimbursement is related to the current period, omit prior period reimbursements) |
| Partnership (Funds Received) | Rate Cap Agreement Funds Received |

9. Effective Gross Income (EGI):

The system automatically calculates this figure. This field cannot be modified and will automatically recalculate if any Income line item changes.

10. Occupancy Rate Percentage (Physical):

Enter the percentage equal to the total number of units leased and occupied divided by the total number of units. For purposes of computing the occupancy level of a Property, a tenant must (i) have a lease with a term of at least six months, (ii) physically occupy the unit, and (iii) pay rent. Tenants under standard leases for at least six months that convert to month-to-month leases after the lease expires may be included as occupants for this purpose. If the Servicer demonstrates that shorter-term leases are commonly accepted in the market area and do not reflect weakness in the market, tenants with lease terms of less than six months may also be included as occupants. Non-revenue producing units such as management units, employee occupied units, maintenance units, model units, or other non-revenue producing units must be considered “occupied” and not be counted as vacant units. The methodology for calculating the occupancy rate must be consistent with the methodology used for underwriting.

11. Occupancy Date (MM/DD/YYYY):

Enter the date of the Occupancy Rate Percentage provided for the operating statement period.

12. Economic Vacancy Percentage:

The system automatically calculates this figure. This field cannot be modified, and will automatically recalculate if any Income line item changes.

B. EXPENSES**1. Management Fees (MFEE):**

Enter the dollar amount of management fees. The amount must be either (i) the underwritten management fee amount, (ii) the actual Property management fee amount paid during the operating statement period or as required by the management agreement, or (iii) 3% to 5% of Effective Gross Income (“EGI”). The management fee must not be less than 3% of EGI, except for a Mortgage Loan secured by a Cooperative Property, or purchased by Fannie Mae as part of a Credit



Facility or a Bulk Delivery, and related party management fees should not exceed market rates. Regardless, the amount must not be less than the management fee used in underwriting the Mortgage Loan. The “Borrower Actual” field must include the actual amount reported by the Borrower. If the Borrower reports no management fee, the “Borrower Actual” field must be reported as zero, and the “Normalized” field must include the calculated/normalized amount defined above. Include asset management fees if expenses relate to operating the Property. Include asset management fees in addition to property management fee if expenses relate to operating the Property.

2. General and Administrative (G&A):

Enter the dollar amount for General and Administrative expenses.

Include in General and Administrative:

| | |
|---|--|
| Administrative Fees | Licenses |
| Ad Valorem Tax | Life Safety |
| Alarm System | Mileage |
| Answering Service | Miscellaneous General and Administrative |
| Applicant Screening | Model Apartment (Model Unit) |
| Auto Leasing (Facility Vehicles) | Office Cleaning |
| Auto Repairs and Maintenance | Office Supplies / Equipment |
| Bank Charges | Office Unit (Non-Revenue Unit) |
| Broker Commissions and Fees | Permits |
| Business License | Personal Property Taxes |
| Cable / Satellite | Postage |
| Cell Phones / Pagers | Printing |
| Commissions | Public Relations |
| Computer Repairs, Equipment or Software | Rental Commissions |
| Courtesy Patrol | Rental Expense |
| Credit Check | Security |
| Donations | Security Services |
| Education, Continuing Education, and Training | Security Vehicle and Maintenance Vehicle |
| Entertainment | Space Design and Drawings |
| Equipment Lease and Rental | Subscriptions and Dues |
| Eviction Expense | Telephone |
| Fire Extinguisher and Moving Expense | Travel |
| Fire Prevention and Protection | Truck Repairs |
| Freight and Shipping | Uniform Service |
| Leased Equipment (Furniture Rental) | Utility Vehicle |
| Leasing Commissions | Vehicle Lease |
| Leasing Office Expense | Vehicle Repairs and Expense |

**Omit from General and Administrative:**

| | |
|--------------------------------------|------------------------------------|
| Amortization | Mortgage Insurance premiums |
| Depreciation | Mortgage Loan principal payments |
| Entity Expenses | Owners Draw |
| Financing Fees (Including Refinance) | Partnership Fees |
| Franchise Tax (Partnership Related) | Rate Cap Agreement Costs – Upfront |
| Interest Expense | Sales Tax Paid |
| Life Insurance Premiums | Trust Account Fees |

3. Payroll and Benefits (P&B):

Enter the dollar amount for Payroll and Benefits expenses.

Include in Payroll and Benefits:

| | |
|--|---|
| 401(k) Contributions | Manager Salaries |
| Assistant Manager and Leasing Staff Salaries | Medicare Tax Expense |
| Bonus | Payroll and Benefits |
| Contract Labor (Carpet Cleaning /Make Ready) | Payroll Processing / Services |
| Contract Work | Payroll Taxes |
| Custodian Salary | Salaries |
| Employee Benefits | Salaries Maintenance |
| Employee Expenses | Salaries or Wages (full or part time, including Maintenance Salaries) |
| Employee Insurance (Medical, Disability, Dental, Vision) | Subcontracted Labor |
| FICA, FUTA, SUTA | Temporary Help |
| Health Benefits | Unemployment Insurance |
| Labor Plumbing | Workman’s Compensation |

4. Utilities (UTL):

Enter the dollar amount for trash removal, fuel, heating oil, gas, and electricity (paid by the Property owner and net of any rebates).



Include in Utilities:

| | |
|--|------------------------------------|
| Building Lights | Parking Lot Electric |
| Dumpster Rental | Parking Lot Lights |
| Electricity | Trash Removal (Including Contract) |
| Gas | Utilities |
| Heat | Vacant – Utilities |
| Non-Common Area Maintenance (CAM) Electric | |

5. Water and Sewer (WS):

Enter the dollar amount for water, sewer, and septic.

6. Advertising and Marketing (A&M):

Enter the dollar amount for Advertising and Marketing.

Include in Advertising and Marketing:

| | |
|-----------------------------|----------------------|
| Advertising | Marketing |
| Apartment Finder's Guide | Media Commissions |
| Banners | Newspaper Ads |
| Brochures | Promotions |
| Building Signage | Signage |
| Finder's Fee | Supplies – Marketing |
| Tenant / Resident Relations | Yellow Pages |

7. Professional Fees (PFEE):

Enter the dollar amount for Professional Fees.

Include in Professional Fees:

| | |
|---------------------|-------------------------|
| Accounting or Audit | Engineering Fees |
| Architectural Fees | Legal Fees and Expenses |
| Attorney Fees | Professional Fees |
| Bookkeeping fees | Tax Preparation Fees |

8. Ground Rent (GDR):

Enter the dollar amount for ground rent and/or land lease payments.



9. Repairs and Maintenance (R&M):

Enter the dollar amount for Repairs and Maintenance. **Include in Repairs and Maintenance:**

| | |
|------------------------------------|--|
| Appliance Repairs | Make Ready |
| Building Repairs | Mechanical Repairs |
| Carpet Repairs | Painting (Turnover) |
| Cleaning | Parking Lot Lighting Repair |
| Cleaning Supplies | Parking Lot Repair (Minor) |
| Common Area Maintenance (CAM) | Pest Control |
| Decorating | Plumbing Repairs |
| Electrical Work | Pool Maintenance |
| Elevator Repairs | Repairs and Maintenance (General) |
| Equipment Repairs | Roof Repairs |
| Exterminating Services | Rubbish Removal |
| Floor Covering Repairs | Scavenger |
| HVAC Repairs | Snow Removals |
| Janitorial Services | Supplies |
| Landscaping (Exterior) / Gardening | Turnover |
| Landscaping / Plants (Interior) | Vacancy Preparation |
| Lawn and Grounds | Water Irrigation |
| Locks and Keys | Water Treatment |
| Maid Service | Window Covering Repair / Replacement (Minor) |

Omit from Repairs and Maintenance:

R&M must not include repairs covered by proceeds received from Property Insurance claims or expenses identified as Capital Expenditures. For example, unit painting and unit cleaning are classified as R&M but the replacement of fixtures such as carpeting and appliances during unit turnover must be classified as Capital Expenditures. Further, the replacement of a single window screen or door is classified as R&M but the replacement of all or a majority of screens and/or doors at the Property over a short period of time must be classified as a Capital Expenditure. If the accountant amortizes or depreciates an item over a period of time, then it must be included in Capital Expenditures.

10. Property Insurance (PINS):

Enter the dollar amount for the actual Property insurance premium due or paid directly by the Servicer for the applicable period (e.g., if the applicable period is one quarter, multiply the annual premium amount by 0.25). Include all property-related insurance premium amounts (e.g., fire, boiler, windstorm, earthquake, flood, and all relevant liability coverage. If insurance is not escrowed, use the greater of “Borrower Actual” or Underwriting.

11. Real Estate Taxes (RET):

Enter the dollar amount due or paid directly by the Servicer for the related operating statement period, excluding any delinquent taxes or credits from prior years. If taxes are not escrowed or if the Borrower paid the real estate taxes directly during the operating statement period, the figure on the Borrower’s operating statement may be used and the Servicer should verify the real estate tax expense. If the Property is tax-exempt, indicate the tax-exempt status on the Form.



12. Other Expenses (OEXP):

Enter the dollar amount for other expenses not listed above. For expenses in this field include a description in the Comment Section.

Include in Other Expenses:

| |
|------------------------|
| Ancillary Expense |
| General Building |
| Miscellaneous |
| Other Expenses / Costs |

Omit from Other Expenses:

| |
|--|
| Rate Cap Agreement Costs Monthly Escrow Payments |
|--|

13. Total Operating Expenses (TOE):

The system automatically calculates this figure. This field cannot be modified, and will automatically recalculate if any of the Expense line items change.

14. Operating Expense Ratio Percentage:

The system automatically calculates Operating Expense Ratio as a percentage of EGI. This field cannot be modified, and will automatically recalculate if any Expense or Income line items change.

15. Management Fees Percentage of EGI:

The system automatically calculates Management Fee as a percentage of EGI. This field cannot be modified, and will automatically recalculate if any Income line items or the Management Fees change.

16. Net Operating Income (NOI):

The system automatically calculates Net Operating Income (NOI) by subtracting Total Operating Expenses (TOE) from EGI. This field cannot be modified and will automatically recalculate if any Income or Expense line items change.

C. CAPITAL EXPENDITURES (Replacement Reserve)

1. Capital Expenditures (Replacement Reserve) (CAPEX):

The “Borrower Actual” field must include the amount of items reported by the Borrower on its operating statement that are identified as Capital Expenditures (Replacement Reserve), which includes, but is not limited to, amounts released from the Replacement Reserve. The “Normalized” field must be the **greater** of (i) the underwritten value used to determine the Replacement Reserve contribution, or (ii) the actual Replacement Reserve contribution amount due pursuant to the Loan Documents, which may be adjusted by the Servicer from time to time (e.g., a revised amount required as a result of an updated Physical Condition Assessment (PCA)). If the underwritten value has not been provided and the escrow impound for the Replacement Reserve is waived, the amount should reflect a Replacement Reserve contribution on a per annum basis of \$250 per unit for a non-Senior Housing Property and \$300 per unit for a Senior Housing Property.



2. Extraordinary Capital Expenditures (ECAPEX):

The “Borrower Actual” field must include all items identified as major capital expenditures that were not funded from the Replacement Reserve. This field is not required to be normalized.

Include in Extraordinary Capital Expenditures:

| | |
|--|---|
| Items that have been excluded from the repair and maintenance line item, typically considered to be of a capital nature and/or subject to amortization or depreciation, and that are not anticipated as part of Capital Expenditures (Replacement Reserve) | An Extraordinary Capital Expenditure is money used to purchase, upgrade, improve, or extend the life of long-term assets. Long-term assets are typically property, infrastructure, or equipment with a useful life of more than one year. |
| Furniture, Fixtures, and Equipment Reserve Account (FF&E) | |
| Repair Escrow | |

D. CASH FLOW ANALYSIS

Operating Data and Debt Service should reflect the same number of months in the reported financial statement period. If a partial financial statement period of operating data is received from the Borrower, the Lender should always normalize the data to match the number of months in the reporting financial statement period (or request a waiver if the data is insufficient).

For a Mortgage Loan other than a Seniors Housing Mortgage Loan or a Structured Transaction:

- Q1 = 3 months of operating data and 3 months of debt service
- Q2 = 6 months of operating data and 6 months of debt service
- Q3 = 9 months of operating data and 9 months of debt service
- Q4 = 12 months of operating data and 12 months of debt service
- Annual = 12 months of operating data and 12 months of debt service

For a Seniors Housing Mortgage Loan or a Structured Transaction, the number of months of Operating Data and Debt Service must be three months for quarterly reporting periods and twelve months for annual reporting periods.

1. Net Cash Flow after Capital Expenditures (Replacement Reserve):

The system automatically calculates Net Cash Flow (NCF) by subtracting Capital Expenditures (Replacement Reserve) from Net Operating Income (NOI). This field cannot be modified and will automatically recalculate if any of the Income, Expense or Capital Expenditures (Replacement Reserve) line items change.

2. Fannie Mae Debt Service – A Note (1st Lien):

Enter Fannie Mae’s first Lien Mortgage Loan actual debt service amount. If the Mortgage Loan is interest only or an Adjustable Rate Mortgage Loan (ARM Loan) enter the actual debt service collected from the Borrower for the operating statement period. If the Fannie Mae first Lien Mortgage Loan is variable rate with an interest rate hedge, then add rate cap escrow amounts and deduct any rate cap income to the uncapped interest requirements plus the principal requirements to get reportable debt service for Fannie Mae Debt Service – A Note. If the Servicer does not have the payment history for the entire operating statement period, the Servicer must adjust or estimate the full reporting period amount. Any adjustments, estimates, or amounts associated with the interest rate cap income and expenses should be noted in the Comments.



NOTE: For one Mortgage Loan secured by multiple Properties or multiple Mortgage Loans secured by multiple Properties, the Debt Service must be allocated to each work item, created for each Property in the MAMP.

3. Fannie Mae Debt Service – B Note (2nd Lien):

Enter Fannie Mae’s second Lien Mortgage Loan and/or Fannie Mae’s approved second Lien Mortgage Loan (include all Supplemental Mortgage Loans) debt service amount for the entire reporting period. As an example – for a 2nd quarter T6 statement, include 6 months of debt service. Similarly, for a FYE T12 statement, include 12 months of debt service. If the Servicer does not have the payment history for the entire operating statement period, the Servicer must adjust or estimate the full reporting period amount. If there are multiple first Lien Mortgage Loans, this field should be populated for the non-primary first Lien Mortgage Loan. If the Fannie Mae second Lien Mortgage Loan is variable rate with an interest rate cap, then add the rate cap escrow amounts and deduct any rate cap income to the uncapped interest requirements, plus the principal requirements to get reportable debt service for Fannie Mae Debt Service - B Note. The Lien source and type, as well as any adjustments, estimates, or amounts associated with the interest rate cap income and expenses should be noted in the Comments. For one Mortgage Loan secured by multiple Properties or multiple Mortgage Loans secured by multiple Properties, each work item created for each Property in the MAMP must be provided with the allocated debt service amount for that Property. A Mortgage Loan sized with Interest Reduction Payments (“IRP”) that include the IRP payment in other income, must include the IRP supplemental debt service payment in the respective B or C Note Debt Service fields.

4. Fannie Mae Debt Service – C Note (All remaining Liens combined):

Enter the aggregate debt service amount for Fannie Mae’s remaining subordinate Lien Mortgage Loans and/or Fannie Mae’s approved remaining subordinate Lien Mortgage Loans (include all Supplemental Mortgage Loans) for the entire reporting period. As an example – for a 2nd quarter T6 statement, include 6 months of debt service. Similarly, for a FYE T12 statement, include 12 months of debt service. If the Servicer does not have the payment history for the entire operating statement period, the Servicer must adjust or estimate the full reporting period amount. If any Fannie Mae remaining Liens are variable rate with an interest rate cap, then add rate cap escrow amounts and deduct any rate cap income to the uncapped interest requirements plus the principal requirements to get reportable debt service for Fannie Mae Debt Service - C Note. The Lien source and type as well as any adjustments, estimates, or amounts associated with the interest rate cap income and expenses should be noted in the Comments. For one Mortgage Loan secured by multiple Properties or multiple Mortgage Loans secured by multiple Properties, each work item created for each Property in the MAMP must be provided with the allocated debt service amount for that Property. A Mortgage Loan sized with Interest Reduction Payments (“IRP”) that include the IRP payment in other income, must include the IRP supplemental debt service payment in the respective B or C Note Debt Service fields.

5. Debt Service – Mezzanine Financing and/or Preferred Equity:

Enter Mezzanine Financing (Fannie Mae or non-Fannie Mae) and Preferred Equity debt service amount. For one Mortgage Loan secured by multiple Properties or multiple Mortgage Loans secured by multiple Properties, each work item created for each Property in the MAMP must be provided with the allocated debt service amount for that Property. The source of Mezzanine Financing and/or Preferred Equity should be noted in the comments.

6. Total Debt Service – A, B, C Notes: The system automatically calculates this figure.

7. DSCR (NOI/Debt Service – A Note): The system automatically calculates this figure.

8. DSCR (NOI/Debt Service – A, B Note): The system automatically calculates this figure.

9. DSCR (NOI/ Debt Service – A, B, C Note): The system automatically calculates this figure.



10. **DSCR (NCF after CAPEX/Debt Service – A Note):** The system automatically calculates this figure.
11. **DSCR (NCF after CAPEX/Debt Service – A, B Note):** The system automatically calculates this figure.
12. **DSCR (NCF after CAPEX/Debt Service – A, B, C Note):** The system automatically calculates this figure.
13. **Combined NOI:** The system automatically calculates this figure.
14. **Combined NCF after CAPEX:** The system automatically calculates this figure.
15. **Combined Debt Service – A, B, C Note:** The system automatically calculates this figure.
16. **Combined DSCR (Combined NOI / Combined Debt Service – A Note):** The system automatically calculates this figure.
17. **Combined DSCR (Combined NOI/Combined Debt Service – A, B Note):** The system automatically calculates this figure.
18. **Combined DSCR (Combined NOI/Combined Debt Service – A, B, C Note):** The system automatically calculates this figure.
19. **Combined DSCR (Combined NOI/Combined Debt Service with Mezzanine and/or Preferred Equity):** The system automatically calculates this figure.
20. **Combined DSCR (Combined NCF after CAPEX/Combined Debt Service – A Note):** The system automatically calculates this figure.
21. **Combined DSCR (Combined NCF after CAPEX/Combined Debt Service – A, B Note):** The system automatically calculates this figure.
22. **Combined DSCR (Combined NCF after CAPEX/Combined Debt Service – A, B, C Note):** The system automatically calculates this figure.
23. **Combined DSCR (Combined NCF after CAPEX/Combined Debt Service with Mezz and Preferred Equity):** The system automatically calculates this figure.
24. **Underwritten DSCR from Acquisition System:** This field is automatically populated and cannot be edited.



E. FOR COOPERATIVE PROPERTIES ONLY

1. Cash Reserves (Cooperative Properties only):

Enter the actual cash dollar amount held by the Cooperative Organization as a reserve to be used to fund capital replacements, improvements or operating shortfall, if any, at the end of the operating statement period. This field must be left blank for non-Cooperative Properties. The same value must be entered for the “Borrower Actual” field and the “Normalized” field.

2. Last Unit Sale Price (Cooperative Properties only):

Enter the dollar amount of the last unit sold. This field must be left blank for non-Cooperative Properties. The same value must be entered for the “Borrower Actual” field and the “Normalized” field.

F. CAPITAL EXPENDITURES (REPLACEMENT RESERVE) ACTIVITY

If Capital Expenditures (Replacement Reserve) are funded, enter the beginning balance, expenditures, and deposits or additions (including interest income). The system automatically calculates the ending balance.

1. Beginning Balance:

Enter the dollar amount of the Capital Expenditures (Replacement Reserve) as of the beginning of the operating statement period. This item should have the same value for both the “Borrower Actual” and “Normalized” fields.

2. Less Expenditures:

Enter a positive dollar amount for funds withdrawn during the operating statement period for expenditures. This item should have the same value for both the “Borrower Actual” and “Normalized” fields.

3. Plus Additions:

Enter the dollar amount of Capital Expenditures (Replacement Reserve) collected during the operating statement period. This item should have the same value for both the “Borrower Actual” and “Normalized fields”.

4. Ending Balance:

The system automatically calculates this figure.

G. QUESTIONS AND COMMENTS

Capital Expenditures (Replacement Reserve) Escrow Waived:

Select Yes or No (Y/N) to indicate whether the collection of Capital Expenditures (Replacement Reserve) escrow impounds has been waived.



Enter any additional Comments:

Comments must be provided in accordance with Part V Chapter 5 Section 503 of the Fannie Mae Guide. The commentary should address the Property level issues causing the variances. For example, if EGI and/or occupancy declined, please provide the reason for the reduction such as poor market condition, uncompetitive Property due to deteriorating Property condition, or ineffective Property management, etc. The comment section should also be used to explain normalization and annualization adjustments. Any line item with adjustments in the MAMP should be supported in this section.

H. ENERGY METRICS

1. **Portfolio Manager ID:** Portfolio Manager ID must be 1 to 15 characters.
2. **Energy Use Intensity (EUI kBtu/gross square feet):** Energy Use Intensity must be greater than or equal to 1 and less than or equal to 999.
3. **Energy Star Score:** ENERGY STAR® Score must be greater than or equal to 1 and less than or equal to 100.
4. **EUI/Energy Star Score as of date (MM/DD/YYYY):** EUI/ENERGY STAR® Score as of Date must be a valid calendar date occurring on or after the Financial Statement Period Start Date and on or prior to the Financial Statement Period End Date.

I. OTHER FINANCIAL STATEMENT INFORMATION

Is Submitted Data Annualized By Servicer? Submitted operating data must be adjusted to reflect the required number of months for the applicable operating statement period. Data must represent the operating income and expense data for the complete operating statement period. Annualization should only be done with 6 or more months of operating results. If a Mortgage Loan is assumed, the Servicer should collect the most recently available operating data for the Property.

- If the Borrower reported data represents a number of months that is less than the operating statement period, then the numbers must be adjusted to reflect the complete operating statement period, and 'Yes' must be selected for this field. This question would be answered 'Yes' if a Servicer annualized the Borrower's information before submitting the data in the MAMP.
- If the Borrower reported data is actual and represents the numbers for the entire period, then it must be reported as such, and 'No' must be selected for this field. This question would be answered 'No' if the Borrower's information did not need to be annualized prior to submission.



ADDITIONAL LINE ITEM DEFINITIONS- FORM 4254 SENIORS

A. **INCOME**

1. **Private Pay (PRI):**

Enter the dollar amount associated with Private Pay income for the operating statement period.

NOTE: *Private Pay must only be provided if Gross Potential Rent and Vacancy Loss are not provided. Rental Concessions (if applicable) may be included in Concessions or deducted from Private Pay as long as it is not double counted.*

2. **Medicare/Medicaid (MED):**

Enter the dollar amount associated with Medicare/Medicaid income for the operating statement period.

NOTE: *Medicare/Medicaid must only be provided if Gross Potential Rent and Vacancy Loss are not provided.*

3. **Nursing/Medical Income (NUR):**

Enter the dollar amount of income received from Assisted Living, Alzheimer's and/or Skilled Nursing provided to residents who contract for additional services for the operating statement period.

4. **Meals Income (MLS):**

Enter the dollar amount of income received from meal programs (Food and Beverage) charged to tenants and nonresidential visitors not already included in rent for the operating statement period.

5. **Second Resident Income (SR):**

Enter the dollar amount of income received from an additional resident occupying the same unit for the operating statement period.

B. **EXPENSES**

1. **Meal Expense (MLSE):**

Enter the dollar amount associated with Meal Expense for the operating statement period. This field also includes food and beverage.

2. **Room Expense – Housekeeping (RMSHK):**

Enter the dollar amount associated with Room Expense – Housekeeping for the operating statement period. This field also includes maid service and cleaning supplies.

C. CASH FLOW ANALYSIS

1. Operating Lease:

Enter the dollar amount of Operating Lease payments due per the Operating Lease, for the operating statement period. The same value should be entered for the “Borrower Actual” field and the “Normalized” field.

2. Combined Operating Lease Coverage Ratio:

The ratio of net operating income to operating lease payments. The system automatically calculates this figure.

D. EXPENSES QUESTIONS AND COMMENTS

1. Does this facility need a State License to deliver services to residents?

Enter Yes or No.

2. If yes, what is the State License expiration date?

Enter the license expiration date.

3. What is the date of the most recent State License survey?

Enter the date of the most recent license survey.

4. Were deficiencies cited on the most recent State License survey?

Enter Yes or No. If yes, please describe the deficiencies and indicate whether they have been corrected in the Comments.

5. Were any parts of the operations or leasing activities suspended due to deficiencies?

Enter Yes or No. If yes, please comment.

6. What is the unit mix/configuration of the facility?

Please indicate the unit mix for Independent Living, Congregate Care and Assisted Living.

7. If there were any changes observed in the unit mix configuration or in the use of the facility previously reported, please comment below:

Enter any changes observed in the unit mix, unit configuration or use at the facility.

8. Do Operating Leases Exist?

Enter Yes or No.

9. Operator Name:

Enter the name of the Operator.